ISSUE:

S-2-2007 – Northview Estates at the Vistas Subdivision

SYNOPSIS:

Applicant: Boyd Brown
Proposal: Final Plat
Location: 4650 South 6000 West
Zoning: R-1-8

BACKGROUND:

Mr. Boyd Brown is requesting final approval for the Northview Estates at the Vistas Subdivision. The subdivision will also amend Lot 2 of the Anderson Minor Subdivision. The subdivision is located east of the Rocky Mountain Corridor and future Mountain View Corridor.

The Subdivision consists of 46 lots and two parcels on approximately 23.5 acres.   Lot sizes range from 8,000 square feet to 25,4236 square feet. The average lot size has been calculated at just under 10,000 square feet. There are a number of lots in the subdivision that do not meet the 80-foot frontage requirement. For these lots, the developer is applying a provision in the ordinance that allows up to 25% of the total lot count to have a reduction in the frontage of up to 15%.   For these lots, dwellings will need to be 200 square feet larger than the size specified in the development agreement. In addition, all dwellings will be 100% masonry as defined in the development agreement.

Access to the subdivision will be gained from 6000 West and from a future connection to 4700 South. During the last year, staff has met on numerous occasions with UDOT, and Mr. Brown regarding this subdivision and access challenges due to the future Mountain View Corridor. These discussions have generally centered on the best way to plan for residential development in this area while trying to accommodate the proposed Mountain View alignment.

The developer has formalized a road design that provides a connection from 6000 West to 4700 South. This design has received the approval from UDOT and the City staff. The minor collector road has been designed to cross the corridor at a 90 degree angle which will help lessen future bridge concerns. In addition, the proposed road alignment going south to 4700 South is the best possible location because of steeper slope concerns on property to the west.

The City Public Works Department has suggested that the improvements installed for the crossing at 6000 West, along with the future crossing arms, could be moved to this location. This would help reduce costs for the rail crossing and would help facilitate getting this crossing built.

The subdivision is located in an area that has some challenging ground water problems. A soils report has been provided to address these concerns. According to the report, groundwater was encountered in various locations at a depth of 11 feet. Other areas within the subdivision did not exhibit any ground water.

The City Engineering Division has expressed concerns regarding the subdivisions drainage. In order to address this concern, the developer is providing a 20-foot storm drain easement between lots 37 and 38. This easement will be in favor of West Valley City and will serve the needs expressed by the Engineering Division. The developer will be responsible to coordinate the easement location with the railroad company and property owner to the east. Said agreements shall be signed and in place prior to plat recordation.

The proposed subdivision is located in the outer ring of the overpressure zone. City ordinance will require that certain construction standards, specifically stronger windows be applied for new dwellings. A note regarding the OPZ will be attached to the subdivision plat.

As with other subdivision development in this area, there are concerns with the noise from concerts held at the USANA Amphitheater and from potential impacts of the Frito Lay manufacturing plant. These concerns were addressed with the Vistas development agreement, but have not been with this developer. Staff will recommend that similar notes be placed on the plat notifying potential residents of these impacts.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager